



Upgate

Louth  
LN11 9JN

Offers in the Region Of £125,000



### Property Introduction

Offering an ideal purchase opportunity for a variety of buyers from the first time client through to the investor buyer, we are pleased to be able to bring to the market this two bedroom mid terrace property situated within the popular market town of Louth and within the conservation area. Offering the benefit of gas central heating, the property offers two reception rooms and a kitchen to the ground floor. To the first floor there is the landing and two bedrooms, along with the well proportioned bathroom. Split level garden to the rear aspect with useful store to the rear. Mainly paved and having gravelled bed with shrubs complementing the garden.

### Lounge

12' 1" x 14' 2" (3.677m x 4.308m)

Offering sash window to the front elevation and wooden entry door with two glazed panels to the front elevation. Neutrally decorated and having central heating radiator.

### Dining or Second Sitting Room

8' 0" x 13' 11" (2.437m x 4.239m) maximums

With window to the rear elevation and having central heating radiator. Decorative fire surround with tiled inset. Dog leg staircase leading to the first floor.

### Kitchen

10' 11" x 6' 5" (3.323m x 1.948m)

The kitchen offers windows to both the rear and side elevations along with side entry door out to the garden. Equipped with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with filter hood over. Splashback tiling. Plumbing for a washing machine and space for an under counter fridge/freezer. Tiled flooring. Central heating radiator.

### First Floor Landing

Loft access to the ceiling.

Cleethorpes      01472 200666  
Immingham      01469 564294  
Louth      01507 601550

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## **Bedroom One**

12' 3" x 14' 1" into wardrobe (3.739m x 4.288m)

With window to the front elevation, the firs of the double bedrooms has two built in cupboards. Central heating radiator.

## **Bedroom Two**

7' 11" x 9' 5" (2.410m x 2.862m)

With window to the rear elevation. Central heating radiator.

## **Bathroom**

11' 0" x 6' 6" (3.342m x 1.984m)

This well proportioned bathroom has a window to the side elevation and is equipped with a pedestal wash hand basin, close coupled w.c and a panelled bath with screen and shower over. Splashback tiling. Fitted extractor. Central heating radiator.

## **Garden**

To the rear of the property the garden is mainly paved and over a split level, creating an ideal area for outdoor entertaining. Gravelled bed with established shrubs.

## **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

## **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

## **Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

## **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

## **Mortgage and Financial Advice**

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

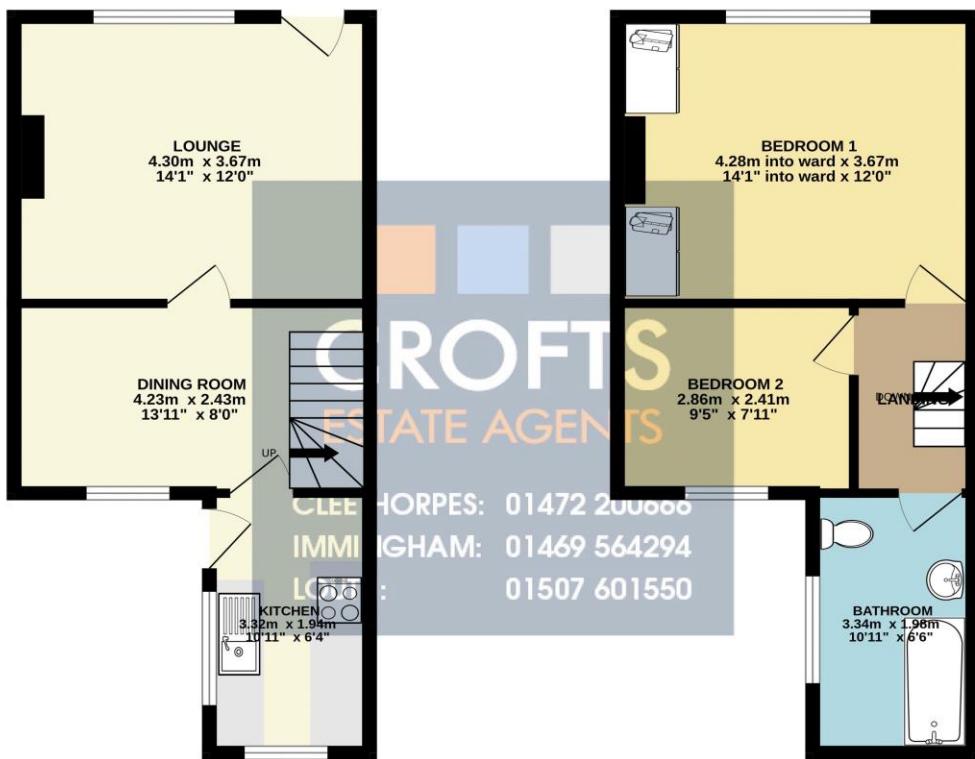
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR OTHER LOAN**



GROUND FLOOR  
32.4 sq.m. (348 sq.ft.) approx.

1ST FLOOR  
32.4 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA: 64.7 sq.m. (697 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for guidance purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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